



What every PHA needs to know
about MTCS and SEMAP

Session objectives

You will understand:

- ◆ Future plans for MTCS (Form 50058 sub-module)
- ◆ Overall changes to the Form HUD-50058
- ◆ SEMAP Indicators report
- ◆ Where to go for more information

What is MTCS?

Multifamily Tenant Characteristics System



Collects and stores data about families who participate in public housing, Indian housing, and Section 8 programs



The future plans for MTCS

What are the major changes?

- Integrate MTCS with the Public and Indian Housing Information Center (PIC)
 - ◆ Sub-module called Form 50058
 - ◆ SEMAP sub-module also in PIC
- Use emerging technologies
- Eliminate redundancies in data entry
- Incorporate PHRA requirements

What is the planned schedule?

October 31	Complete testing of the building and unit upload (Vendor Test Center)
November 15	Complete testing of the Form 50058 sub-module (Vendor Test Center)
November 30	Complete submission of building and unit information in PIC
December 31	Field Offices and TARC's complete approval of building and unit information
January 1	Begin to use the revised Form HUD-50058 and Form 50058 sub-module

These dates are currently under HUD review

How have we been preparing for the revised Form and PIC?

- Met with PHAs and industry groups
- Conducted sessions with software vendors
- Submitted redesigned Form HUD-50058 to OMB for approval
- Conduct regular conference calls with industry groups, PHAs, and vendors who develop software
- Present at national and regional conferences

How complete is MTCS data?

Reporting rates as of September 2000

- Public housing: 95 percent
- Section 8 certificates and vouchers: 100 percent



The revised Form HUD-50058

What are the overall changes?

- Integrate unit data with PIC Development sub-module (*public housing only*)
- Add PHRA-related fields
- Increase flexibility for SEMAP
- Enhance Section 8 analysis
- Incorporate WtW Vouchers
- Correct problems with old Form
- Respond to PHA needs

Integrate PIC

Public Housing only

- Form 50058 (MTCS) validates 50058 data with PIC data
- **Step 1:** Enter data into PIC Development module
 - ◆ Project (1d)
 - ◆ Building (1e)
 - ◆ Head of household's social security number, if any (3n)
 - ◆ Building entrance (1f)
 - ◆ Unit (1g)
- **Step 2:** Transmit data to Form 50058 sub-module

*Note: If data does not match Development module, the Form 50058 sub-module will **REJECT** the data*

Add new PHRA-related fields

- Community service requirement (3q) - *public housing only*
- Income targeting (4e & 4f)
- Decreases in welfare income (7a - 7f)
- Income disallowance (7e) - *public housing only*
- Flat rents (10b & 10u) - *public housing only*
- Section 8 homeownership (15a - 15af) - *Section 8 only*

Increase flexibility for SEMAP scores

Section 8 only

■ Annual reexamination searching

- ◆ Accommodate families without unit
- ◆ Transmit **annual reexamination-searching** action (2a=9)

■ HQS inspection only

- ◆ Accommodate PHAs with different reexamination and inspection schedules
- ◆ Transmit annual reexaminations on time (2a=2)
- ◆ Transmit **HQS inspection only** action type with correct inspection data (2a=13)

Enhance Section 8 analysis

■ Issuance and expiration of vouchers

- ◆ Receive information about voucher success rates
- ◆ Understand who finds units, who does not
- ◆ Transmit:
 - ✦ **Issuance of voucher** when issue voucher ($2a=10$)
 - ✦ **Expiration of voucher** if family does not lease unit ($2a=11$)
 - ✦ **New admission** if family leases unit ($2a=1$)

Enhance Section 8 analysis

- Date structure built (5h)
 - ◆ Determine risks for lead based paint
 - ◆ Retrieve date from Request for Lease Approval
- Structure type (5i)
 - ◆ Compare rents across structure types
 - ◆ Assess rent reasonableness

Incorporate WtW Vouchers

- Indicate WtW Voucher (2m)
- Complete WtW Addendum
 - ◆ At least once per year (Section 17 of Form)
 - ◆ Family services table optional (17i)

Correct problems with old Form

Effective dates

- Void: fix incorrect effective dates of action and incorrect action types
 - ◆ Transmit **void** action type for erroneous Form (2a=15)
 - ◆ Transmit **correct action** (2a) with **correct effective date** (2b)
- Correction: fix incorrect effective date of action only
 - ◆ Retransmit action with **correct effective date** (2b)
 - ◆ Complete **correction** fields (2c-2e)

Correct problems with old Form

Social security numbers (SSN)

- Void: delete duplicate or erroneous SSNs
 - ◆ Transmit **void** action type for erroneous SSN (2a=15)

Respond to PHA needs

PHA use only

- ◆ Capture data for PHA use only (2q-2u)
- ◆ Transmit to MTCS
- ◆ Retrieve via Ad Hoc
- ◆ View on error report



The SEMAP Indicators Report

What is the SEMAP Indicators report?

- Displays results of the five SEMAP indicators derived from MTCS data
- Updated monthly
- Access from MTCS Web site

*If a PHA does not have at least a 85% reporting rate in MTCS, HUD will rate the indicators derived from MTCS data as **zero** in the SEMAP module*

What indicators are from MTCS?

<u>Indicator</u>	<u>Points</u>
9 Annual reexaminations	10/5
10 Correct tenant rents	5
11 Pre-contract HQS inspections	5
<i>12 Annual HQS Inspections</i>	<i>Not rated</i>
14 FSS enrollment and escrows	10/8/5/3

SEMAP Indicators Report from MTCS

Reporting Rate	National
Administered Units	1,457,136
Number of Families Reported	1,462,055
Percent Reported	100
Late Reexaminations	National
Percent Late Reexaminations	3
Tenant Rent Discrepancies	National
Number of Tenant Rent Discrepancies	43,972
Percent of All Families	3
HQS - Newly Leased Units (% of Units)	National
Passed Inspection Before Contract Effective	96
Passed Inspection After Contract Effective	2
Not Reported	1
Late HQS Inspections	National
Percent Late HQS Inspections	15
Family Self-Sufficiency	National
Number of Families Enrolled	46,510
Number of Families with Escrow Balances	14,285
Percent with Escrow Balances	47
Lease-up	National
Number of Units Leased Year End Statement (YES)	1,461,567
Number of Units Budgeted Last Fiscal Year	1,576,011
Percent Leased	93

← Data not
used

Where do I find more information?

SEMAP report field

Reporting rate

Late reexaminations

Tenant rent discrepancies

HQS inspections - newly
leased units

Family self-sufficiency

MTCS report

HA Delinquency rpt

Late Reexamination Discrepancy rpt

Tenant Rent Discrepancy rpt

Ad Hoc

Key Management Indicators rpt

Don't forget SEMAP Indicators business rules

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PIH Information and Research Center: 1-800-955-2232

MTCS Hotline: 1-800-FON MTCS (1-800-366-6827)

MTCS Web site: www.hud.gov/pih/systems/mtcs/pihmtcs.html

Field Offices and PIC Coaches



Questions?